

*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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**SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this special use permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2012-0074

Approved by Planning and Zoning: November 5, 2012

Permission is hereby granted to: Fairlington Preschool

to use the premises located at: 3900 King Street

for the following purpose: see attached report

It is the responsibility of the special use permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

11/5/2012

Date

Farrell Hamer / BOK

Farrell Hamer, Director  
Department of Planning and Zoning

DATE: November 5, 2012

TO: Barbara Ross, Deputy Director  
Department of Planning and Zoning

FROM: Nathan Randall, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2012-0074  
Administrative Review for Day Care Center  
Site Use: Day Care Center in Church/School Building  
Applicant: Fairlington Preschool by Carol Keller  
Location: 3900 King Street  
Zone: RA / Multifamily Residential

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### **Request**

Special Use Permit #2012-0074 is a request to increase the number of children at an existing day care center at Fairlington United Methodist Church at 3900 King Street. The applicant seeks to increase the number of children from the currently-approved 75 children to 99 children. Two classrooms on the third floor of the building and four new employees will be added to the day care center in connection with this proposal. The applicant requests the increase in children as part of a day care partnership with Alexandria Public Schools; however, the facility will continue to operate as one entity known as "Fairlington Preschool." No other changes to the operation are proposed.

### **Background**

Several SUPs have been approved over the years at Fairlington United Methodist Church for either private schools or day care centers. Approval of the current Fairlington Preschool dates back to 1971, when City Council approved SUP#820. In 1972, City Council approved an amendment (SUP#820A) to increase enrollment at the preschool. In February 1993, staff administratively approved SUP#820B for a change of ownership to Fairlington Preschool and the Northern Virginia AIDS Ministry (NOVAM). In April 1993, City Council approved a separate Special Use Permit (SUP#2674) for NOVAM, which ceased operation at the church approximately 10 years ago.

Staff has not received any complaints that would require staff to docket the Special Use Permit for public hearing.

### **Parking**

According to Section 8-200(A)(11) of the Zoning Ordinance, two off-street parking spaces are required for each day care classroom. The applicant exceeds this requirement with the provision of 159 total off-street parking spaces in two surface parking lots located on church property, one of which is located immediately adjacent to the church building. The other parking lot is located across North Van Dorn Street from the church.

**Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Seminary Hill Civic Association, Park Place Condominium and Fairlington Towne Condominium associations were sent written notification of the current application. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the Special Use Permit for public hearing.

**Staff Action**

Staff supports the applicant's request to expand an existing day care center. The proposed increase in the number of children attending the facility will generally help to ease the child care shortage in the City, and in this case it will specifically support a partnership between the applicant and Alexandria Public Schools. The use has operated in the same location for over 40 years without any problems. Ample parking exists at the site for staff and parents, and thus the applicant can provide for the adequate pick-up and drop-off of children.

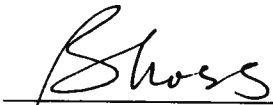
Although the applicant has not requested a change in the hours of operation of the day care center, which are currently restricted to morning hours only between the hours of 9am and 12 noon, staff believes that these hours are unnecessarily restrictive compared to day care centers routinely approved today. It has therefore amended Condition #2 to allow for the operation of the day care between the hours of 7 a.m. and 6 p.m. Monday through Friday to provide flexibility for the applicant in the future.

Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: November 5, 2012

Action: Approved



Barbara Ross, Deputy Director

- Attachments: 1) Special Use Permit Conditions  
2) City Department Comments  
3) Statement of Consent

**CONDITIONS OF SPECIAL USE PERMIT # 2012-0074**

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. **CONDITION AMENDED BY STAFF:** The maximum number of students children present at the day care center at any one time shall be limited to a maximum of 75 pre-school children 99. (P&Z) (SUP#820)
2. **CONDITION AMENDED BY STAFF:** The maximum hours of operation for the day care center school shall be in operation between 9 a.m. and 12 noon 7 a.m. and 6 p.m. Monday-Friday. (P&Z) (SUP#820A)
3. **CONDITION AMENDED BY STAFF:** The Special Use Permit shall be granted to Fairlington United Methodist Church and Northern Virginia AIDS Ministry (NOVAM) only or to any corporation in which the applicants have a controlling interest. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
4. **CONDITION ADDED BY STAFF:** The applicant shall maintain adequate drop off and pick up facilities so as to create minimal impact on pedestrian and vehicular traffic. (P&Z) (T&ES)
5. **CONDITION ADDED BY STAFF:** Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z) (T&ES)
6. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all special use permit provisions and requirements. (P&Z)
7. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
8. **CONDITION ADDED BY STAFF:** The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
9. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to work to use off-street parking. The applicant shall encourage its employees and customers to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the

location where fare passes for transit are sold, and advertising of carpooling opportunities. (T&ES)

10. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit one year after approval, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

R-1 From Section 11-513(C) of the Zoning Ordinance:

***General standards for all administrative uses:***

(2) The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods.

(3) The applicant shall encourage its employees and customers to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities.

(5) The applicant shall require its employees who drive to work to use off-street parking.

(6) The applicant shall install signs inside the building indicating the location of off-street parking in the area and shall inform customers about the parking.

(7) Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash and debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director.

(9) Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation.

(10) The use must comply with the city's noise ordinance. No outdoor speakers shall be permitted. No amplified sound shall be audible at the property line.

R-2 From Section 11-513(D) of the Zoning Ordinance:

***Specific standards for day care in a church or school building.***

(2) The facility shall provide adequate drop off and pick up facilities so as to create minimal impact on pedestrian and vehicular traffic.

Code Enforcement:

F-1 No comments

Health Department:

F-1 No comments received

Parks and Recreation:

F-1 No comments received

Police Department:

F-1 No comments received

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2012-0074. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the day care center at 3900 King Street.

Carol L. Keller  
Applicant - Signature

11/7/12  
Date

Carol L. Keller  
Applicant - Printed

11/7/12  
Date